176.0	0004	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	625,400 / 625,400
					USE VALUE:	625,400 / 625,400
					ASSESSED:	625,400 / 625,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		PERTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLUM GERALD D & KARIN E S
Owner 2:	
Owner 3:	
Street 1:	16 PERTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,764 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1916, having primarily Asbestos Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8764.000	144,200	3,200	478,000	625,400
Total Card	0.201	144,200	3,200	478,000	625,400
Total Parcel	0.201	144,200	3,200	478,000	625,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.17 | /Parcel: 521.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 118296

GIS Ref

GIS Ref

Insp Date 06/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 176.0-0004-0022.0

!13752!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	144,500	3200	8,764.	478,000	625,700	625,700	Year End Roll	12/18/2019
2019	101	FV	146,900	3200	8,764.	471,200	621,300	621,300	Year End Roll	1/3/2019
2018	101	FV	170,900	2800	8,764.	361,900	535,600	535,600	Year End Roll	12/20/2017
2017	101	FV	170,900	2800	8,764.	341,500	515,200	515,200	Year End Roll	1/3/2017
2016	101	FV	170,900	2800	8,764.	314,100	487,800	487,800	Year End	1/4/2016
2015	101	FV	161,000	2800	8,764.	293,700	457,500	457,500	Year End Roll	12/11/2014
2014	101	FV	161,000	2800	8,764.	270,400	434,200	434,200	Year End Roll	12/16/2013
2013	101	FV	161,000	2800	8,764.	270,400	434,200	434,200		12/13/2012

PRINT

Date	Time
12/11/20	03:39:59

LAST REV

Date	Time
06/11/19	09:37:53
danam	
13752	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH-GALVIN RO	30300-458		6/16/1999		250,000	No	No		
LIPKIND ALAN -	22080-597		6/1/1992		171,025	No	No		Y

USER DEFINED

Prior Id # 1:	118296
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2019	220	Redo Kit	27,660	C				
9/18/2014	1214	Manual	4,048		9/18/2014			Air sealing and in
5/22/2014	544	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Missed Appt.	CC	Chris C
6/21/2018	MEAS&NOTICE	BS	Barbara S
6/19/2014	External Ins	PC	PHIL C
3/17/2009	Inspected	163	PATRIOT
12/16/2008	Measured	197	PATRIOT
6/19/2000	MLS		
4/26/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8764		Sq. Ft.	Site		0	70.	0.78	6									478,042						478,000	

Total AC/HA: 0.20119 | Total SF/SM: 8764 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 478,042 | Spl Credit | Total: 478,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.94990498
Adj $ / SQ:	115.413
Other Features:	49750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	223903
Depreciation:	79709
Depreciated Total:	144193

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

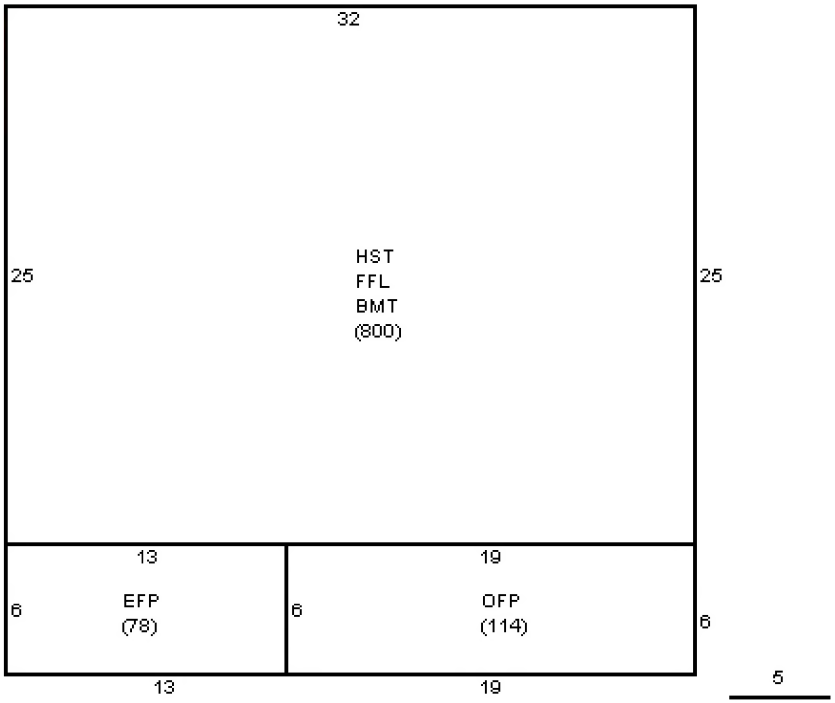
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	115.41
Special Features:	0	Val/Su Net:	65.78
Final Total:	144200	Val/Su SzAd	120.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	34.620	27,699
FFL	First Floor	800	115.410	92,331
HST	Half Story	400	115.410	46,165
OFP	Open Porch	114	29.420	3,354
EFP	Enclos Porch	78	59.020	4,603

Net Sketched Area:	2,192			Total:	174,152
Size Ad	1200	Gross Are	2592	FinArea	1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0004-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	FR	1916	27.50	T	50	101			2,800			2,800
19	Patio	D	Y	1	8X10	A	AV	2006	6.00	T	10.4	101			400			400

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200